



Coniston

£145,000

3 Campbell House, Coniston, Cumbria, LA21 8ER

Discover a bright and welcoming double bedroomed ground floor apartment, Campbell House was built in 1988 to provide accommodation for active folk aged 55 years and over and provides the perfect permanent residence or second home in this delightful part of the National Park offering a peaceful and comfortable living environment. This well-maintained property is designed for convenience and ease of living, perfect for those seeking a relaxed lifestyle or second home in a picturesque setting.

Quick Overview

- Over 55's Apartment
- Ground Floor
- Double Bedroomed
- No Chain
- Private Entrance
- Superb location just a short stroll from central Coniston
- Well maintained and presented accommodation
- Ideal permanent residence or second home.
- Communal Parking
- Superfast 80Mbps Broadband



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D



Superfast
Broadband



Communal
Parking

Property Reference: AM4021



Living Room



Dining Area



Living Room



Kitchen

Location From the centre of Coniston, which is well served by a variety of shops, cafes, public houses, a post office and churches, take the A593 as if heading towards Torver passing the petrol filling station on your left and continuing around the gentle curve in the road where Campbell House is then found on the left hand side opposite the gently sloping meadow on the right. There is parking in the private car park for the development.

What3words ///formed.fussed.transcribes

Description Welcome to this charming ground floor flat offering an inviting living space with spacious triple aspect living room featuring a designated dining area, perfect for entertaining guests or enjoying meals with loved ones. The kitchen is well-equipped with modern appliances such as a Bosch dishwasher, Neff 4 ring induction hob, single oven and multi-function microwave, steam and conventional oven with plumbing for a washing machine and ample storage, making meal preparation a breeze.

The bedroom provides a tranquil space to unwind and rest having space for a double bed and additional furnishings with a built in shelf and open hanging rail. The shower room comprises a built in vanity unit with a wc and wash basin, Aqualisa shower and a heated towel rail. Into the hall there is a place to hang up your coats and 2 cupboards perfect for storage one containing a hot water cylinder with storage underneath.

Outside, the flat benefits from a communal garden area, ideal for enjoying the outdoors and soaking up the sunshine. If you're looking to relax with a book this outdoor space offers a tranquil escape from the hustle and bustle of daily life. Don't miss out on the opportunity to make this bright and airy ground floor flat your own. Experience comfortable living in a convenient location with easy access to local amenities and transport links.

Accommodation (with approximate dimensions)

Entrance Porch

Living/Dining Room 16' 4" x 10' 9" (4.98m x 3.28m)

Inner Hall

Kitchen 9' 4" x 9' 4" (2.84m x 2.84m)

Bedroom 12' 4" x 9' 4" (3.76m x 2.84m)

Shower Room

Property Information

Outside The communal grounds are managed and maintained by a contractor (covered within the monthly service charge), with a bench from which to enjoy the views. To the front of the property there is good on site communal car parking provision.

Services This property is connected to mains electricity, water and drainage. With electric heating to radiators.

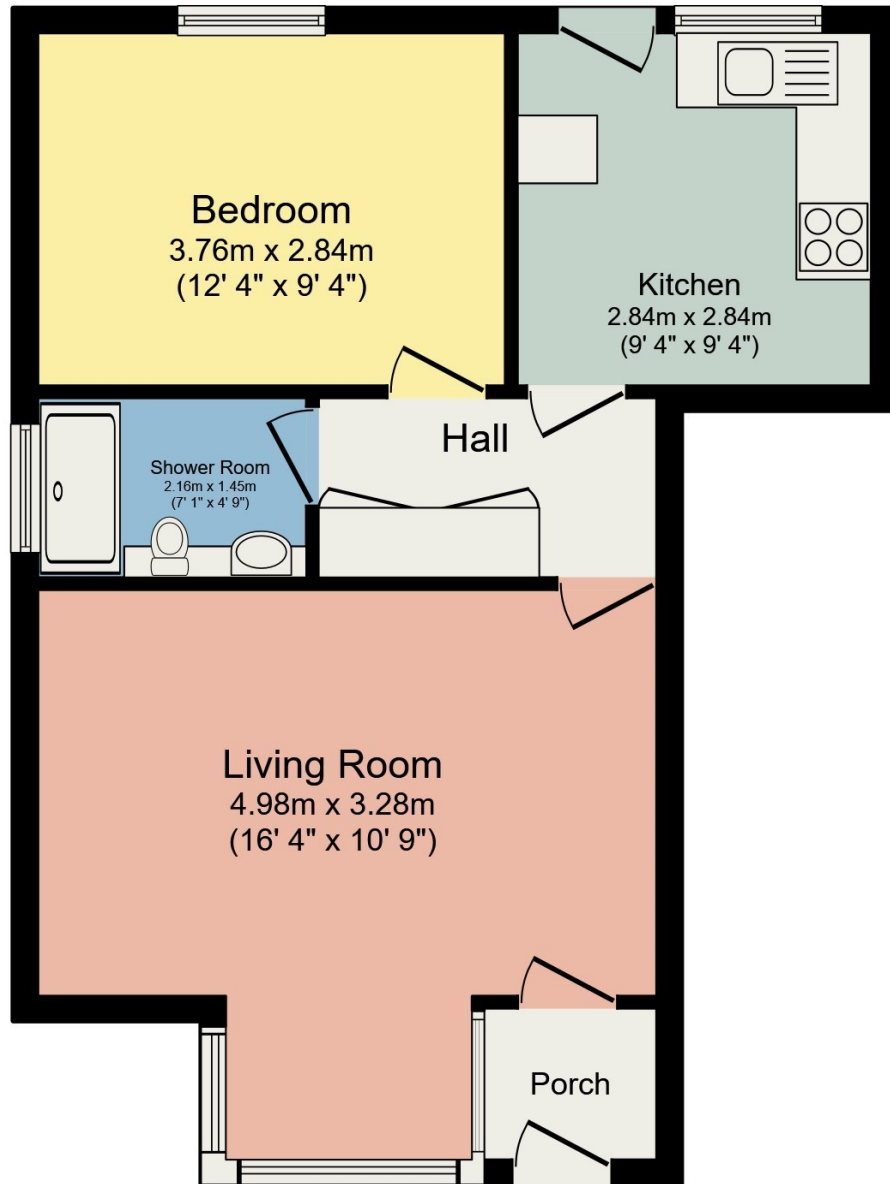


Bedroom



Campbell House

Campbell House, Coniston



Total floor area 48.2 m² (518 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

Council Tax Westmorland and Furness Council Band A.

Tenure Leasehold for 999 years from the 25th March 1988. We understand from a verbal enquiry that the service charge is £98.23 per calendar month. We also understand that there is a sinking fund established intended to cover maintenance costs, with contributions based on the purchase price of the apartment and levied at the point of disposal.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/02/2024.

Request a Viewing Online or Call 015394 32800



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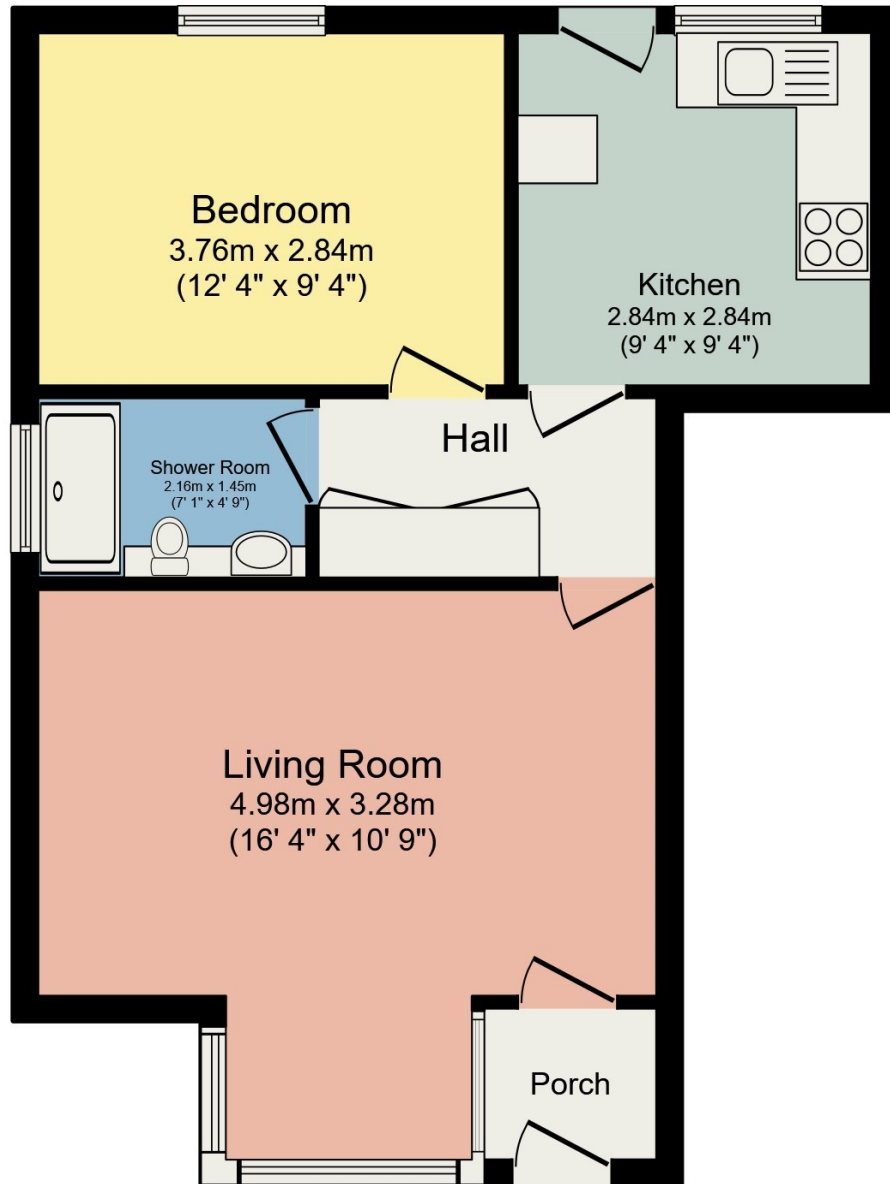


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